

Item # 19



Late Backup

Housing Authority of the City of Austin

Established in 1937

August 19, 2015

TO: Mayor Adler and Members of the City Council

FR: Ron Kowal, Vice President *MK*
Austin Affordable Housing Corporation

RE: HARRIS BRANCH SENIOR APARTMENTS

This memo is intended to address concerns raised at the August 18, 2015 Council Work Session regarding approval of Harris Branch Senior Apartments on Dessau Road in Northeast Austin.

It is important to note that Harris Branch Senior Apartments is a stand-alone development that is a joint venture of Austin Affordable Housing Corporation (AAHC), a subsidiary of the Housing Authority of the City of Austin (HACA), and LDG Development, LLC (LDG). This project is not the "second phase" of any other development. However, LDG did develop and owns a separate, but adjacent property (built in 2007) which is managed by Capstone Real Estate Services. This property is known as Harris Branch Apartments.

Council Member Houston raised several important concerns regarding safety and security at the property. AAHC and LDG staff had the opportunity to visit with CM Houston on August 19th, and we believe these concerns have been addressed.

Specifically, we are taking the following actions:

- Operation Strike Out. HACA has a strong, existing partnership with the Austin Police Department through a program called Operation Strike Out. This partnership ensures added patrols and additional coordination with APD at all public housing and AAHC properties. HACA and AAHC have a long-standing zero tolerance policy for criminal or drug related activities at our properties. At our request, LDG and Capstone will be immediately introducing Operation Strike Out at Harris Branch Apartments. Once construction is complete on Harris Branch Senior Apartments, we will ensure that it is fully implemented at our property.

We have been in close touch with APD, and have attached a letter regarding Operation Strike out for your review.

- 917 1991
- Actions to be Taken by Capstone. Our partner, LDG, has sent a letter to their management agent, Capstone, (see attached) directing them to implement Operation Strike Out, conduct a security review of Harris Branch Apartments, and to provide training and other resources to residents focused on crime prevention. LDG has advised in the letter that Capstone may be replaced within one year should sufficient progress on crime prevention and security not be made.

General Information on Crime at Harris Branch Apartments

AAHC and LDG have reviewed with the Austin Police Department crime statistics for Harris Branch Apartments. While there were 142 calls to police from the property over the past year, only eight resulted in arrests. These arrests made were made for domestic violence, DWI and outstanding warrants. We have been advised by APD that these statistics are not inconsistent with the surrounding community.

Finally, the Housing Authority of the City of Austin and our subsidiary, the Austin Affordable Housing Corporation, are committed to expanding affordable and inclusive housing opportunities in our community. We have identified a site that we believe will see significant retail and services growth over the next several years. To underscore this point, we have attached a map showing a 313,000 square foot retail center that is proposed for an area approximately 2 blocks away.

Harris Branch Senior Apartments will be our second AAHC property intended exclusively to meet the needs of seniors and persons with disabilities. As the property is developed over the next two years, we will continue to work with local retailers, health care providers, Capital Metro, and other providers to meet social service needs.

Should you have any additional questions, please do not hesitate to contact me at (512) 924-0679.

AUSTIN POLICE DEPT

AUGUST 18, 2015



Mr. Ron Kowal
Vice President
Austin Affordable Housing Corporation
1124 S. Interstate Highway 35
Austin, Texas 78704

Dear Ron:

As Austin Affordable Housing Corporation (a subsidiary of the Housing Authority of the City of Austin) prepares to develop Harris Branch Senior Apartments, a new property for seniors and persons with disabilities on Dessau Road, I am writing to reaffirm the strong partnership that exists between the Austin Police Department, AAHC and HACA. I am also pleased that Harris Branch Apartments will now also be included in this program to ensure the safety of residents.

As you know, Operation Strike Out is a successful and effective collaborative effort between the Austin Police Department and the Housing Authority of the City of Austin (HACA). The program was designed as an effective way of implementing the federal zero tolerance rule in order to reduce violent & drug related criminal activity in government assisted housing while improving the quality of life in those communities and the surrounding neighborhoods.

Operation Strike Out is a unique program and the first of its kind in the United States. Thanks to the efforts of the Austin Police Department and the Housing Authority, we have made a significant impact on the Austin community.

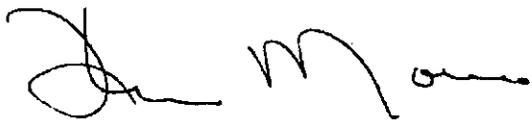
As you well know, the federal zero tolerance rule for Housing Choice Voucher / Section 8 recipients states that the members of a household may not engage in drug related criminal activity or violent criminal activity or other criminal activity that threatens the health, safety, or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises.

For Public Housing tenants the zero tolerance rule states that no member in of a public housing household shall engage in any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other residents. Further, no public housing household member may engage in any drug-related criminal activity on or off the premises, nor may they engage in any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other residents.

We are proud that, for over a decade, APD and HACA have worked effectively to enforce Operation Strike Out, and to make HACA and AAHC properties among the safest in our community.

As AAHC develops Harris Branch Senior Apartments, APD looks forward to working with you to ensure the property, as built, includes features to ensure the safety of residents. Once built, we look forward to using the proven methods of Operation Strike Out to more broadly ensure the safety of residents and the community.

Thank you.



#3954

Henry "Hank" Moreno
Austin Police Department
Liaison to the Housing Authority of the
City of Austin



August 19, 2015

Matthew C. Lutz
Executive Vice President
Capstone Real Estate Services, Inc.
210 Barton Springs Road, Suite 300
Austin, Texas 78704

RE: HARRIS BRANCH APARTMENTS

Dear Matt:

As you know, LDG Development, LLC, has been working with the Austin Affordable Housing Corporation (AAHC), a subsidiary of the Housing Authority of the City of Austin (HACA), to develop Harris Branch Senior Apartments. Part of that development process includes an approval from the Austin City Council.

During yesterday's Council Work Session, concerns were raised by Council Member Ora Houston regarding reports of crime at the adjacent property which your firm manages on our behalf, Harris Branch Apartments. While we are still reviewing area crime reports and statistics, I wanted to reaffirm LDG's commitment to resident safety and security. As we work with AAHC and HACA to develop Harris Branch Senior Apartments, we will expect Capstone to work with us to ensure the safest possible community for seniors and those with special needs.

Accordingly, LDG is taking the following actions:

1. LDG directs Capstone to include Harris Branch Apartments in Operation Strike Out. Operation Strike Out is an innovative partnership between HACA, AAHC and the Austin Police Department, and will strengthen coordination and enforcement with APD on crime and drug-related enforcement activities at the property. Once Harris Branch Seniors is completed in approximately 2 years, that property will also be included in Operation Strike Out, and Capstone will be expected to coordinate even more closely with AAHC, HACA, and APD.
2. LDG directs Capstone to provide a monthly report to us on crime and other safety and security matters at Harris Branch Apartments.

3. LDG directs Capstone to complete, at our expense, a security review of Harris Branch Apartments to determine if there are specific actions we can take to strengthen crime prevention, safety, and overall security at the property. This should include fencing, lighting, cameras, and other innovative approaches expanding on existing security measures at the property.
4. LDG directs Capstone to establish an active, ongoing crime prevention training program for residents, focused on specific actions residents can take (working in a coordinated approach with management) to address any criminal activity or other concerns in their community. Our goal is to empower our residents and to give them the information and tools they need to prevent criminal activity.

Finally, LDG will be coordinating closely with Capstone on this matter. We expect to see substantial progress over the next year and intend to report back to Council Member Houston periodically on our progress. Should the progress not be satisfactory over the next year, you are advised that LDG may end Capstone's management of Harris Branch Apartments.

Again, we appreciate your attention to this matter and look forward to working with you.

Sincerely,



Chris Dischinger

PARMER PARK

SEC OF PARMER LN & DESSAU RD
AUSTIN, TEXAS 78754

FOR SALE

See next page

AVAILABLE

0.93 - 41 Acres

(will divide)

Pad Sites Available

PROPERTY HIGHLIGHTS

- 2 miles east of IH-35, between the Dell Corporate Campus and adjacent to Samsung Corporate Campus.
- Prior site permits allowed for 313,435 sf of retail, 7 pads and 1 fuel station. Also zoned for multi-family
- Utilities on site
- Over 1,150 feet of frontage on Parmer Ln

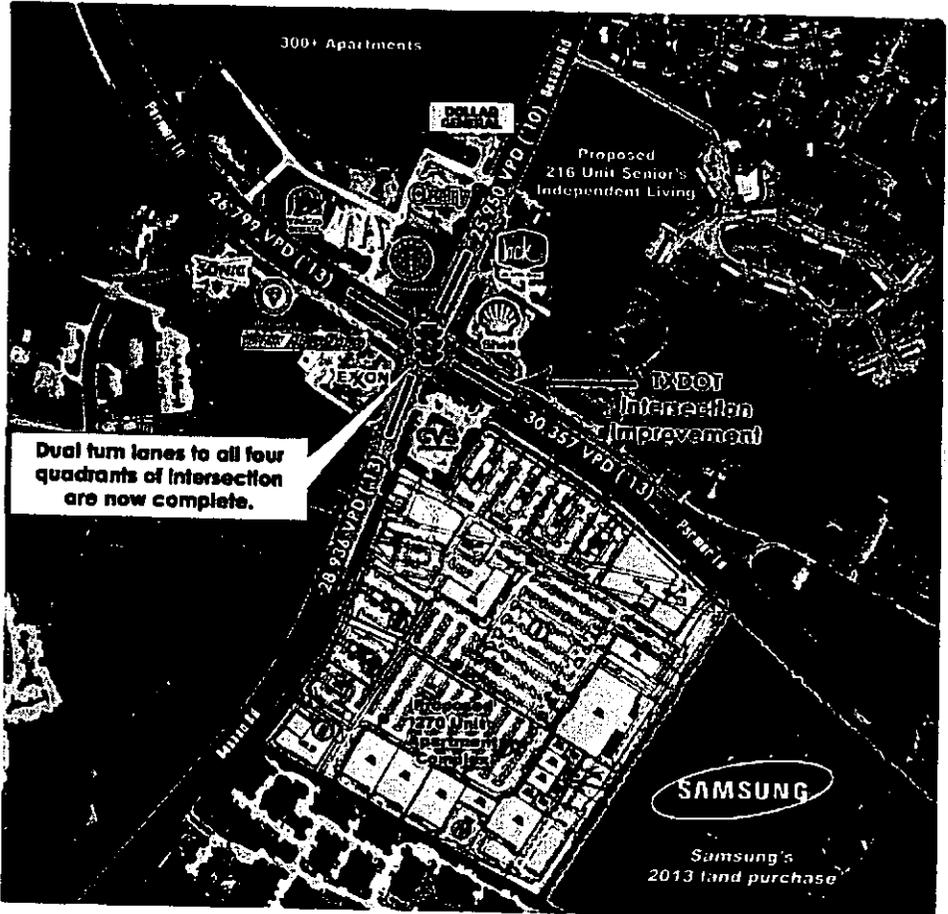
SPACES AVAILABLE

- 0.93 - 41 acres
- 7 pad sites - will divide
- 1 fuel station

AREA RETAILERS



CALL TODAY FOR MORE INFORMATION



DEMOGRAPHIC SNAPSHOT

	1 mile	3 miles	5 miles
2014 Population	12,345	68,304	217,088
5 Yr Projected Growth	19.5%	16.2%	11.9%
Average HH Income	\$70,767	\$69,686	\$66,995
Daytime Population	10,480	59,985	225,356



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